County of Fairfax, Virginia
Planning Commission Meeting
March 25, 2026
Planning Commission Action

PCA-2019-SU-003/CDPA-2019-SU-003/FDPA-2019-SU-003 (RZPA-2025-SU-00067) – BPR ELLIPSE LLC
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On March 25, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- PCA-2019-SU-003, and the concurrent Conceptual Development Plan Amendment, subject to the proffers consistent with those dated February 17, 2026;

- Waiver of Section 2015.4.B(2), the minimum 200 square foot privacy yard for single-family attached dwellings; and

- Modification of Section 2105.4.C(1)(b) to permit secondary uses of greater than 75 percent of the gross floor area.

In a related action, the Planning Commission voted 12-0 to approve FDPA-2019-SU-003, subject to the development conditions dated March 12, 2026 and the Board's approval of the concurrent PCA application.

ATTACHED DOCUMENTS:
Proffers dated February 17, 2026
Development Conditions dated March 12, 2026

CD

Proffered Conditions
PCA 2019-SU-003
December 18, 2025
Revised February 17, 2026

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, and Section 8100.2.D of the Zoning Ordinance, the undersigned Applicant/Owner for itself and its successors and assigns, proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference 34-3((15))A2, part (hereinafter referred to as the "Property") will be in accordance with the proffers approved by the Fairfax County Board of Supervisors on March 9, 2021 (the "Original Proffers") pursuant to Rezoning RZ-2019-SU-003, as amended pursuant to the proffers herein, if and only if, said proffer condition amendment application is granted. In the event said proffer condition amendment application is denied, the Proffered Conditions adopted pursuant to RZ-2019-SU-003 will be the only proffers governing the Property. These Proffered Conditions will be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures.

Original Proffer I. General, 1. Substantial Conformance amended as follows:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Article 8 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property must be in substantial conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment (CDPA/FDPA), prepared by Urban, Ltd., with a final revision date of February 17, 2026.

Original Proffer I. General, 3. Development amended as follows:

3. Development. The Property may be developed with 10 condominium units with first floor retail or 16 single family attached dwellings.

   If the single family attached dwelling unit option is pursued, the following will apply:
   - The road grid and the pedestrian network surrounding the units will be constructed as shown on the CDP/FDP approved with RZ-2019-SU-003.
   - The gross floor area of the single family attached units will not cause the overall gross floor area of the development approved pursuant to RZ-2019-SU-003 to increase above that shown on the CDP/FDP approved with RZ-2019-SU-003.
   - The amount of open space and urban park space for the development approved pursuant to RZ-2019-SU-003 will decrease from that shown on the CDP/FDP

approved with RZ-2019-SU-003 by 502 square feet, but will remain over the 15% open space requirement at 46%.

- The 16 single family attached units will be similar in style, massing and height to those elsewhere in the development (for example, Units 25 through 31 as shown on the CDP/FDP approved with RZ-2019-SU-003.
- Three of the 6 additional units will be sold as 16-foot wide WDU units affordable at 80% of AMI and one of the 6 additional units will be an ADU.
- An amendment of previously approved Site Plan #6178-SP-126-3 will be processed to reflect the sixteen , 16' wide, single family attached units and confirm compliance with the conditions noted above.

Original Proffer II. Design Concepts, 15. On-site and Off-site Parks, amended as follows:

15. Pocket Park 9. The variety and quantity of features, landscaping, and amenities provided in Pocket Park 9 must generally follow those shown on Sheets 24A of the CDPA/FDPA, but will be subject to refinement and adjustment at the time of site plan, provided any refinements result in a similar variety, level and quality of activity.

Original Proffer IV. Contributions, 47. Workforce Dwelling Units, amended as follows:

47. Workforce Dwelling Units ("WDUs"). In addition to the one ADU required pursuant to Zoning Ordinance, the Applicant also must provide for-sale housing units within the Property to be sold as Workforce Dwelling Units ("WDUs") administered as set forth in the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted on March 18, 2025, in effect as of the approval date of this Application (the "Policy Guidelines"). The Applicant must provide the required WDUs priced to serve households with an income of 80% of the Area Median Income for the Washington Standard Metropolitan Statistical Area (AMI). The WDUs must be dispersed throughout the 16 single family attached units on the Property.

[SIGNATURE ON FOLLOWING PAGE]

BPR Ellipse LLC
Applicant and Owner of Tax Map 34-3((15))A2, part

By:_____

Printed Name:_____

Title:_____

PROPOSED DEVELOPMENT CONDITIONS

FDPA-2019-SU-003

March 12, 2026

If it is the intent of the Board of Supervisors to approve FDPA-2019-SU-003, property located at Tax Map Parcel 34-3 ((15)) A2, to amend FDP 2019-SU-003 to add an option to permit 16 additional single family attached units and associated modifications to proffers and site design at an intensity of 1.05 FAR on the subject property and 0.72 FAR for the overall development, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous development conditions.

1. Development of the property will be in substantial conformance with the Final Development Plan Amendment (FDPA) entitled “Ellipse at Westfields” prepared by Urban, consisting of 10 sheets, dated September 9th, 2024 as revised through February 17th, 2026, and these conditions.

2. The maximum building height of the single-family attached units must be no taller than 49 feet.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, does not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.